

**TRAVERSE CITY PLANNING COMMISSION
2020
ANNUAL REPORT**

PLANNING COMMISSION MEETING ATTENDANCE

COMMISSIONER	MEETINGS ATTENDED
Tyler Bevier	22 of 22 meetings
AnnaMarie Dituri	19 of 22 meetings
Janet Fleshman	20 of 22 meetings
David Hassing	21 of 22 meetings
Linda Koebert	21 of 22 meetings
Brian McGillivary	21 of 22 meetings
Christie Minervini	9 of 10 meetings
Roger Putman	12 of 12 meetings
Heather Shaw	21 of 22 meetings
Jim Tuller (Admin rep)	20 of 22 meetings

#	TYPE OF REQUEST	RECOMMEND APPROVAL	RECOMMEND DENIAL
ORDINANCE AMENDMENTS			
1	A request from Whiteford and Associates for a Text Amendment Request for C-4 District Water setbacks to allow for balconies (1/7/20)	1/07/2020	
2	Amendment to the Traverse City Code of Ordinances disallow Vacation home rentals in the Office Service District and add Vacation home rentals as an allowed use in the Development and Transportation Districts. (1-7-20)	1/07/2020	
3	A request from Joe Heaphy, President of Ethos Development Partners to amend Chapter 1340 to allow for a greater gross floor area for buildings designed and used solely for resident use and as amended by the Planning Commission to exclude buildings intended to be utilized for Vacation home rentals. (2/2/20) (3/3/20)	3/03/2020	
4	Staff initiated text amendment request to require moisture or rains sensor devices on irrigation systems (6/2/20) (7/7/20)	7/07/20	
5	An amendment to allow for Adult Use Marihuana facilities in terms of definitions and zoning code (6/2/2020) (6/16/20)(7/7/20)	7/07/20	
6	An amendment to reduce parking minimums for residential uses (8/4/20)(9/01/20)	9/01/20	
REZONING			
1	Consideration of a request for a conditional rezoning for the property commonly known as 1028 Carver Street, from Jon Stimson, CEO Homestretch (6/2/20)(7/07/20)	7/07/20	
2	Rezoning reversion for 415 E. State Street (8/4/20)(9/01/20)	9/01/20	

#	TYPE OF REQUEST	RECOMMEND APPROVAL	RECOMMEND DENIAL
1	SITE PLAN REVIEW A request by Doug Mansfield, of Mansfield Land Use Consultants, authorized representative on behalf of Pine Street Development One, LLC for consideration of Site Plan Review (20-SPR-01) of a 4-story commercial and residential building located at West Front Street and Pine Street, for the property commonly known as 309 West Front Street. (3/3/20)(3/17/20)	3/17/20	
2	A request by Mansfield Land Use Consultants, authorized representative on behalf of Great Lakes Capital for consideration of Site Plan Review (20-SPR-02) for development of a 4-story commercial and residential building located at West Front Street in the C-4c zoning district for the property commonly known as 124 West Front Street. (3/17/20)	3/17/20	
3	A request from Rick Turner, Diamond Z Engineering and Design on behalf of True North Energy for Site Plan Review (20-SPR-03) for development of a gas service center and carwash at the property commonly known as 708 Munson Avenue (8/4/20)(9/01/20)	9/01/20	
1	PLANNED UNIT DEVELOPMENT Morgan Farms PUD Phase III/Neighborhood Center (5/5/20) (7/7/20)	7/07/20	

PRESENTATIONS/DISCUSSIONS

- Discussion and acceptance of the City Planning Commission 2020 goals (1/9/20) and as amended on (2/4/2020)
- Capital Improvement Program presented on (1/22/2020) and adopted on (2/4/20)
- Randolph Street reconstruction design for consistency with the City Master Plan (2/19/20)
- Riparian Buffer Zone Ordinance discussion (2/19/20)
- Vacation home rentals as a percentage, feedback to City Commission (2/19/20)
- Acceptance of the 2019 Planning Department annual report (3/3/20)
- Planning Commission review and recommendation to the City Commission of the preliminary design of a roundabout located at Parsons and Airport Access Roads for consistency with the City Master Plan (3/3/20)
- Phase II for Morgan Farms Hilltop Estates Area (4/21/20)
- Consideration of a request to rezone parcel #45-051-033-041-51, S. Moorings Drive from a MU/R1-b to a C-3 zoning (5/5/20)
- Planning Commission feedback requested from City Commission regarding Adult Use Marihuana Facilities for Recommendation (5/19/20)
- Street Design Manual for discussion (6/16/20)
- Housing Opportunities presentation (6/16/20)
- Riparian Buffer Zone Ordinance amendment for discussion (9/15/20)(10/20/20)
- An amendment to the Development Districts (9/15/20)(10/06/20)(11/4/20)(12/1/20)(12/15/20)
- Two principal dwellings on lots in the Single Family Dwelling Districts for discussion (9/15/20)(11/4/2)(11/17/20)
- Reduction of allowable acreage for clustered single-family dwellings, and increase density for discussion (9/15/20)
- Staff initiated rezoning request for the north side of the 400, 500 and 600 blocks of East Eighth Street for discussion from a C-1 and C-2 to a D-2 District (11/4/20)(12/1/20)(12/15/20)
- Staff initiated request to reduce commercial and industrial parking minimums for discussion (11/4/20)(11/17/20)(12/1/20)

- City Planning Commission goals 2021 for discussion (12/15/20)

COMMITTEES/COMMISSIONS

- Planning Commission representatives on the Grand Traverse Commons Joint Planning Commission (Linda Koebert, Heather Shaw, Tyler Bevier)
- Planning Commission representative on the Board of Zoning Appeals (David Hassing)
- Riparian Buffer Zone Ordinance Committee as a subcommittee of the Planning Commission (Anna Dituri, Janet Fleshman, Heather Shaw)

MISCELLANEOUS

- Planning Commission Annual Report received (1/2/19)
- 2019/2020 Capital Improvement Program adopted (3/5/19)